023.0	0001	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,100 / 801,100
					USE VALUE:	801,100 / 801,100
					ASSESSED:	801,100 / 801,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROOKS PAUL C & URSZULA M
Owner 2:	
Owner 3:	
Street 1:	51 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,756 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 2246 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2756.000	399,000		402,100	801,100
Total Card	0.063	399,000		402,100	801,100
Total Parcel	0.063	399,000		402,100	801,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.76 | /Parcel: 356.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	14585
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1844!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	399,000	0	2,756.	402,100	801,100	801,100	Year End Roll	12/18/2019
2019	104	FV	309,300	0	2,756.	427,300	736,600	736,600	Year End Roll	1/3/2019
2018	104	FV	309,300	0	2,756.	311,700	621,000	621,000	Year End Roll	12/20/2017
2017	104	FV	281,500	0	2,756.	271,400	552,900	552,900	Year End Roll	1/3/2017
2016	104	FV	281,500	0	2,756.	231,200	512,700	512,700	Year End	1/4/2016
2015	104	FV	250,900	0	2,756.	226,200	477,100	477,100	Year End Roll	12/11/2014
2014	104	FV	250,900	0	2,756.	186,000	436,900	436,900	Year End Roll	12/16/2013
2013	104	FV	261,000	0	2,756.	176,900	437,900	437,900		12/13/2012

PRINT

Date	Time
12/10/20	17:24:06

LAST REV

Date	Time
08/22/17	08:56:20
ekelly	
1844	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WECHSLER ALLAN	22612-115		11/13/1992		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	14585
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/1999	271	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
11/1/2000	Hearing N/C	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2756		Sq. Ft.	Site		0	80.	1.82	1									402,144						402,100	

Total AC/HA: 0.06327 | Total SF/SM: 2756 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 402,144 | Spl Credit | Total: 402,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11760187
Const Adj.:	0.98990101
Adj $ / SQ:	188.074
Other Features:	103000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	578255
Depreciation:	179259
Depreciated Total:	398996

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

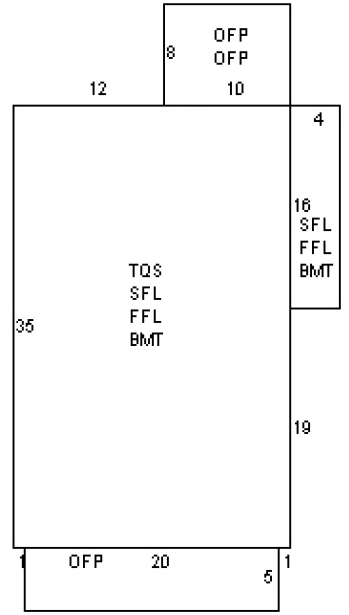
No Unit	RMS	BRS	FL
1	7	3	
1	4	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.07
Special Features:	0	Val/Su Net:	119.46
Final Total:	399000	Val/Su SzAd	177.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	834	56.420	47,056
FFL	First Floor	834	188.070	156,853
SFL	Second Floor	834	188.070	156,853
TQS	3/4 Story	578	188.070	108,613
OFP	Open Porch	260	22.620	5,880
	Net Sketched Area:	3,340	Total:	475,254
Size Ad	2245.5	Gross Are	3532	FinArea 2246

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	